

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

S-16-2008 – West Valley Pavilion Subdivision

**SYNOPSIS:**

Applicant: CLC Associates  
Proposal: Final Plat Approval  
Location: 5600 West Parkway Blvd.  
Zoning: C-2 & RM

**BACKGROUND:**

The proposed subdivision is being requested in order to divide the existing property into various commercial building lots. A remainder parcel will also be created to the west for future residential development. The subdivision plat will provide dedication along Parkway Boulevard and will also accomplish the dedication a new City street that will divide the commercial uses from the future residential uses to the west.

Access will be gained by 5600 West, Parkway Blvd., and from the new City street to the west. The developer is in the process of coordinating access from 5600 West with UDOT. The lot configurations have been established to accommodate various commercial buildings and uses. To date, the Planning Commission has evaluated lot 1 and 2 regarding the Winco development. The remaining lots will be evaluated as conditional use applications in the future.

The subdivision is located within the 5600 West Overlay Zone. As such, all development will comply with the landscaping, streetscape and architectural requirements set forth in section 7-22-400, of the West Valley City Code. As future development will undergo a conditional use process, those ordinances will be evaluated by the Planning Commission.

A 10' trail system with a 5-foot parkstrip will be required along the north side of Parkway Boulevard and on one side of the new City road to the west. The other side of the City road will have a 5-foot sidewalk and a 5-foot parkstrip. The design of this roadway will be coordinated with staff and the City Engineering Division.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman, Current Planning Manager